

The Salisbury Planning Board held its regular meeting Tuesday, November 27, 2007, in the City Council Chamber of the Salisbury City Hall at 4 p.m. with the following being present and absent:

PRESENT: Karen Alexander, Dr. Mark Beymer, Robert Cockerl, Richard Huffman, Craig Neuhardt,

Jeff Smith, Valerie Stewart, Albert Stout, and Diane Young

ABSENT: Tommy Hairston, Sandy Reitz, and Price Wagoner

STAFF: Preston Mitchell, Dan Mikkelson, Diana Moghrabi, Joe Morris and David Phillips

MEDIA: Mark Wineka

Dr. Mark Beymer, Chairman, called the meeting to order and offered an invocation. The minutes of the November 13, 2007, meeting were approved as submitted. The Planning Board adopted the agenda as submitted. Dr. Beymer explained the courtesy hearing procedures.

NEW BUSINESS

A. Group Developments

G-05-94 Town Creek Commons – Chick-Fil-A

902 East Innes Street

Tax Map 016, Parcel 316, Zoning B-4 & B-7 w/G-EI Overlay

Salisbury Zoning Administrator, David Phillips, made a presentation. He explained that there was a clerical error in notifications; therefore, this is being heard again to offer an opportunity for Chick-Fil-A to address concerns.

Mr. Dustin Doyal, of Atlanta, GA, submitted the application for a revision to a previously approved group development site plan to modify and relocate a portion of the existing dumpster structure (for cardboard). All zoning criteria have been met. The Technical Review Committee recommends approval of the application to the Planning Board with the following revisions:

Staff recognizes the existing dumpster location creates site distance problems
which have resulted in numerous citizen complaints. To relocate part of the
dumpster site will indeed help the situation; however, it does not resolve it. Staff
recommends the relocation of the entire dumpster site in order to completely
remedy the site distance problem.

<u>November 13, 2007:</u> Mr. Smith made a MOTION to deny G-05-94 and asked staff to make the recommendation to move the entire dumpster. Robert Cockerl seconded the motion with all members voting AYE. (8-0 to deny)

A letter from Duston Doyle dated November 20, 2007, was copied to the Planning Board. This letter explained that the original and best site for the dumpster was in a Duke Energy right-of-way and had to be moved to its present location that admittedly does create a sight distance problem.

Bo Hawkins, Owner/Operator of the Towne Creek Commons Chick-Fil-A, Inc. resides at 1411 Mill Wheel Drive. He thanked the Planning Board for having this re-hearing. He wants to do what is best for his customers—he has received complaints that they cannot see around the current dumpster.

Jeff Smith met with Mr. Hawkins to observe that moving the trash dumpster would cause traffic flow problems in the parking lot due to the frequency and timing of the refuse pickup. The cardboard is not picked up as often and that truck comes earlier in the day, so it does not noticeably interfere with traffic flow. This is the main reason not to move the entire dumpster site, but only the cardboard dumpster.

Moving the cardboard receptacle will greatly improve the site distance problem—from visibility of 75 feet to 250 feet (according to NCDOT representative). The distance from the Chick-Fil-A exit to the Arlington Street driveway is 170 feet.

In total, the company will have spent \$40,000 on each of three locations to accommodate the two dumpsters.

Karen Alexander said she was pleased that a DOT representative visited the site and made observations and recommendations. She is a faithful customer and looks forward to a better site distance. With the new information, she stated that she could support the plan.

Jeff Smith said that he did visit the site. Many people have commented about the site distance problem since the last meeting. The improvement by relocating the cardboard dumpster is an estimate, but will definitely improve visibility. There is no way a trash truck can pull into the proposed storage site and not create traffic flow problems. "If this is the best we can get, I am definitely in support of it."

Jeff Smith then made a MOTION to approve G-05-94 as presented—moving only the cardboard receptacle to the proposed location. Karen Alexander seconded the motion with all members voting AYE. (9-0)

COMMITTEES

A. Legislative Committee A—T-01-07/Signs

(Valerie Stewart, Chair; Jeff Smith, Mark Beymer, Robert Cockerl, Karen Alexander, and Richard Huffman) The committee will meet Thursday, November 29, at noon, at the hospital. Valarie will reserve a room for the meeting.

OTHER BOARD BUSINESS

A. Training

Preston Mitchell made a presentation provided by the Urban Land Institute. ULI–the Urban Land Institute is a 501(c) (3) nonprofit research and education organization supported by its members. The mission of the Urban Land Institute is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

A Plan for Tomorrow: Creating Stronger, Healthier Cities Today

"As a city, we are already familiar with density. But the idea here is that density alone is not enough. It needs to be well designed and integrated with the existing city. Here are five principles we can use as guides for future growth to help us maximize the benefits density offers."

"First, we need to make room for tomorrow. Second, we need to recognize that America's housing choices have changed and we need to make sure we are building for them. The third principle is that we need to make sure we are making the best use of our limited financial resources. Principle number 4: Make sure we are attracting the "best of the best" to our city. Principle number 5: Make sure that our growth plans fuel our economy. We have tremendous opportunity ahead of us that we can capitalize on by creating higher-density, mixed- use neighborhoods."

There being no further business to come before the Planning Board, the meeting was adjourned at 4:50 p.m.

	Dr. Mark Beymer, Chair	
	Diane Young, Vice Chair	
Secretary, Diana Moghrabi		